

<u>IM State RFP Site Comparison</u>		
Requirement per State-Issued RFP	Coggs Center	Selected Site
Rentable area of approximately 60,000 to 70,000 square feet, including estimated circulation and building common space. Facilities with multiple adjacent and non-adjacent floors will be considered.	Yes, initial submittal included 68,308 square feet (not including common areas) and 115,059 including common areas. In addition, first right of refusal on an additional 10,000 square feet was offered. Revised proposal added additional space.	Unknown
Space requirements: lobby, clerical area, conference rooms (medium and small), public break area, interview rooms, training rooms, public rest room, fair hearing rooms, employee break room, drop off child care center, client mail/EBT issuance, kitchenettes, food pantry, loading dock, data/telecom room, reception area, open office area, customer service area, self-service area, conference room-Board room, mail room.	Yes, as the Coggs Center is currently set up as a public service center, the site contains all the listed requirements.	Unknown (Build-out could be additional cost to the taxpayers)
The site location must be within the geographic area that is bordered by either side of Oklahoma Ave. on the south, either side of Good Hope Road on the north, either side of 76 th St on the west and the lake on the east. *Ideal location would be within the boundary of either side of Walnut St. to the north, either side of National Ave. to the south, either side of 27 th St. to the west and the Milwaukee River to the east.	1225 W. Vliet St. The Coggs Center is within the boundaries listed as “ideal.”	2151 N. King Dr. (corner of Garfield and 3 rd Street) This site is not within the boundaries listed as “ideal.”
A bus line should be within immediate proximity of the location, with an accessible sidewalk route to the building.	Routes 33 and 12 stop directly in front of the building. Route 31 stops at the corner of Highland and 12 th Street, which is 3 blocks south and provides a link to Route 12.	Route 19 serves 3 rd Street, Route 21 serves North Avenue (one block north of Garfield).

<u>IM State RFP Site Comparison, cont'd</u>		
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Municipal water, sewer, police and fire service	Yes	Assume property has this.
The site must have the following services: Centrex voice and BCN data service, over-air and non-over air (cable, satellite or telephone based) television.	Yes	Unknown (Build-out could be additional cost to the taxpayers)
The zoning must be compatible with this use.	Yes, this building has been used for this purpose for decades.	Unknown
There must be adequate building and exterior security lighting to allow for safe occupancy by staff and visitors both during standard and non-standard hours. Provide adequate security lighting for on-premise parking areas; All areas of the Premises, the applicable common areas, and entrances and exits serving the Premises shall meet all requirements of handicapped accessibility, health, and safety standards in compliance with and in accordance with Wisconsin Enrolled Commercial Building Code.	Yes, extensive security of the building, entrances, and lots is already in place and was included in the County proposal.	Unknown
Requires a minimum of 300 parking spaces (ideal is 400) to meet DHS requirements that may be in excess of local ordinance plus the appropriate number of ADA spaces including a van accessible space. Some overnight parking of vehicles is also required; Handicapped parking spaces are required to be closest in proximity to the Handicapped accessible entries of the building.	Yes, 300 spaces with adequate ADA accessible space were included.	Unknown (Build-out could be additional cost to the taxpayers)